

Applicants are reminded that all Return Receipts  
From the Certified Mail of Public Hearing must be submitted prior to  
Public Hearing for application to be heard.

**All Applicants and Property Owners  
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER  
OF ATTORNEY

**AGENDA**  
**NOTICE OF MEETING**  
**WARRICK COUNTY AREA BOARD OF ZONING APPEALS**

Regular meeting to be held in the Commissioners Meeting Room,  
Third Floor, Historic Courthouse,  
Boonville, Indiana  
August 28, 2017 at 6:00 P.M.  
North & South doors of the Historic Courthouse open at 5:40 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**MINUTES:** To approve the Minutes of the last regular meeting held July 24, 2017.

**VARIANCES:**

**BZA-V-17-16**

**APPLICANT:** Chelsea Hochstetler

**OWNERS:** Larry & Barbara Wood

**PREMISES AFFECTED:** Property located on the E side of Sun Lane and N side of Pruden Dr. approximately 364' E of the intersection formed by Pruden Dr. & Russel Rd. Lots 5-33 Sunshine Ests., Ohio Twp. 6644 Pruden Dr.

**NATURE OF CASE:** Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a single family dwelling on property fronting on a dedicated but not maintained County right of way in an "R-1A" One Family Dwelling (proposed "A" Agriculture zoning district.)  
*Advertised in the Standard August 17, 2017.*

**BZA-V-17-17**

**APPLICANT & OWNERS:** Kevin & Teresa O'Connell

**PREMISES AFFECTED:** Property located on the N side of Marywood Dr. approximately 305' W of the intersection formed by Marywood Dr. & Landview Dr., Lot 40 South Broadview Sec. "A", Ohio Twp. 7844 Marywood Dr.

**NATURE OF CASE:** Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County IN to allow an Improvements Location Permit to be issued for an addition to an unattached accessory building creating living quarters on property with an existing residence in an "R-1A" One Family Dwelling zoning district. *Advertised in the Standard August 17, 2017.*

**BZA-V-17-18**

**APPLICANT:** Larry E. McNeely

**OWNERS:** Larry E. McNeely & R & J Trucking LLC, by Julie Hornbrook, Pres.

**PREMISES AFFECTED:** Property located on the N side of New Harmony Rd. & N side of Hornbrook Dr (private road & easement) approximately 3100' W of the intersection formed by New Harmony Rd. & SR 61, Boon Twp. *2500 New Harmony Rd. Complete legal on file.*

**NATURE OF CASE:** Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a single family dwelling on property not fronting on a county maintained and dedicated right of way with access by easement only in an "A" Agriculture zoning district. *Advertised in the Standard August 17, 2017.*

### **SPECIAL USES:**

#### **BZA-SU-17-15**

**APPLICANT:** Pampered Pet Nanny LLC, Megan Anderson, Mbr.

**OWNER:** Steven & Megan Anderson

**PREMISES AFFECTED:** Property located on the E side of Libbert Rd. approximately 0' NE of the intersection formed by Libbert Rd. & Vann Rd., Ohio Twp. Complete legal on file. *3488 Libbert Rd.*

**NATURE OF CASE:** Applicant requires a Special Use (SU 24) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an addition to an existing dog boarding facility approved in BZA-SU-11-20 on 9/26/11 and amended in BZA-SU-16-20 on 1/23/17. Addition is for a screened patio in an "A" Agriculture zoning district. *Advertised in the Standard July 13, 2017. Con't from last regular meeting held July 24, 2017.*

#### **BZA-SU-17-19**

**APPLICANT:** Custom Sign & Engineering, Inc. by Scott Elpers, owner.

**OWNER:** North Park Cinemas, Inc. by Michael Steeler, Owner.

**PREMISES AFFECTED:** Property located on the S side of Bell Oaks Dr. approximately 0' SW of the intersection formed by Bell Oaks Dr. & Wyntree Dr. Lot 8 Highpointe Center E3, Ohio Twp. *8099 Bell Oaks Dr.*

**NATURE OF CASE:** Applicants request a Special Use (SU 8) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a 5'x10' electronic message board in a "C-4" General Commercial zoning district. *Advertised in the Standard August 17, 2017.*

#### **BZA-SU-17-20**

**APPLICANT:** Custom Sign & Engineering, Inc. by Scott Elpers, owner.

**OWNER:** Gary Herr

**PREMISES AFFECTED:** Property located on the E side of Squaw Creek Rd. approximately 0' NE of the intersection formed by Squaw Creek Rd. & SR 62, Boon Twp. *4488 SR 62. Complete legal on file.*

**NATURE OF CASE:** Applicant requests a Special Use (SU 8) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a 3'x7' electronic message board in a "C-4" General Commercial zoning district. *Advertised in the Standard August 17, 2017.*

### **ATTORNEY BUSINESS:**

### **EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.